



533 16 Street S
Lethbridge, Alberta

MLS # A2290369



\$425,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Fridge x 2, stove x 2, dishwasher x 2 , microwave(upstairs), hood fan(upstairs), microwave hood fan(downstairs), washer/dryer x 2, hot tub(negotiable)

Here's a cozy bungalow in Victoria Park with detached garage, non-conforming suite and NEW windows and furnace! This fully finished home offers easy access to amenities in a central location, well sized lot with RV parking and separate laundry. The main floor is spacious, bright and welcoming. There's a cozy kitchen, 2 bedrooms, 3 piece bathroom and a covered back deck. The basement offers 2 additional bedrooms, 3 piece bathroom, separate entry and family room complete with fireplace! There's a patio to enjoy this summer and low maintenance yard.